

REQUEST FOR PROPOSAL

Addendum # 3



Department Of Executive Services
Finance and Business Operations Division
Procurement and Contract Services Section
206-684-1681 TTY RELAY: 711

DATE ISSUED: May 10, 2006

RFP Title: **Harborview, Ninth & Jefferson Building**

Requesting Dept./ Div.: **Department of Executive Services – Facilities Management Division**

RFP Number: **203-06RLD**

Due Date: **May 16, 2006 – no later than 2:00 P.M.**

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This addendum is issued to revise the original Request for Proposal, dated April 20, 2006 as follows:

1. The proposal opening date remains the same: Tuesday, May 16, 2006 no later than 2:00 p.m.

The following responses are provided to questions received by the Project Team

Q1: Are there any structural vibration criteria we should be aware of for specific levels or specific program areas of the garage or building?

R1: The areas with vibration concern include radiology, pathology lab and the University of Washington School of Medicine lab research floor. The floor slabs should reduce the vibration so that there is no interference with the radiology functions and the use of 100x resolution microscopes or 4000 microinches/second.

Q2: Are there any areas of contaminated soil in the hole?

R2: Yes. There are contaminated soils in the hole the majority of which are in the north-east corner. However, if there is no additional excavation then there likely needs to be no additional containment of the soil.

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TO BE ELIGIBLE FOR AWARD OF A CONTRACT, THIS ADDEMDUM MUST BE SIGNED AND SUBMITTED TO KING COUNTY

Sealed proposals will only be received by:

King County Procurement Services Section, Exchange Building, 8th floor, 821 Second Avenue, Seattle, WA 98104-1598. Office hours: 8:00 a.m. - 5:00 p.m., Monday – Friday

Company Name

Address

City / State / Postal Code

Signature

Authorized Representative/Title

Email

Phone

Fax

This Request for Proposal – Addendum will be provided in alternative formats such as Braille, large print, audiocassette or computer disk for individuals with disabilities upon request.

Q2: Are there any areas of contaminated soil in the hole?

R2: Yes. There are contaminated soils in the hole the majority of which are in the north-east corner. However, if there is no additional excavation then there likely needs to be no additional containment of the soil.

Q3: What size are the emergency generators - do they have day tank(s) on them? Documents refer to them as provided and to be provided;

R3: A total of (4) generators will be required for the total build-out of the NJB site and to support the IEB. Currently, (3) generators have been purchased to support the IEB with automatic transfer switches but no day tanks. If the proposer chooses to construct the generator plant, then the proposer is responsible for having the (3) generators required for IEB capacity in place by November 2, 2007. The proposer will be responsible for the fourth generator in any case and it is required to be in place at the opening of NJB.

Q4: What capacity is required for the IDF cooling? Please define size of room.

R4: In the existing design, the IDF rooms are 10'-0" x 15'-0" net and the low voltage rooms are 10'-0" x 10'-0" net. The rooms are sized to support a floor plate of approximately 25,000 gsf. These rooms occur on every floor and are stacked vertically. Cooling loads projection for IDF rooms serving occupied floors is 5,000 to 11,000 BTUs.

Q5: Generator Plant-

- a. Are we to provide all work, except purchasing the generators?
- b. Who sets the generators?
- c. Do the fuel tanks and system come with the generators?
- d. How far into IEB should the BUS extend?
- e. Where does the permanent power for the generators feed from IEB or Ninth and Jefferson?
- f. Are there any essential infrastructure requirements, such as anchoring in this area?

R5: Responses

- a. All work and purchasing is to be provided with the exception of the purchasing of (3) generators and automatic transfer switches.*
- b. If the developer chooses to construct the generator plant, then setting the generators is the developer's responsibility.*
- c. No.*
- d. The generators and generator paralleling gear will reside in the NJB building. Conduits serving IEB loads will be routed from the paralleling gear to the entrance of the tunnel to IEB. The IEB contractors will meet the conduits and extend to IEB equipment. IEB contractor will pull conductors from IEB to NJB paralleling gear and make final terminations.*
- e. Permanent power for the generators will come from NJB.*
- f. Generator, paralleling gear and conduits feeding IEB will be required to be seismically braced to the same level as the equipment in the IEB building.*

Q6: Where is the connection point of the pneumatic tube system?

R6: Planned connection point is the south end of the tunnel at Level G (or north face of IEB) - there is a line that is capped there.

Q7: What is a BiLock 12 pin system?

R7: BiLock is the manufacturer of cylinders and keyways for HMC's 12 pin master keying system. Builder's Hardware is the local distributor.

Q8: Do you have an elevator count?

R8: No. The existing design provides (2) elevators that service the garage, (2) service elevators and (2) public elevators. However, this configuration will not meet the service needs of the additional square footage.

Q9: Are there specific program requirements for elevators in the TI work?

R9: There must be at least (2) service elevators that can be secured for the ITA Court/ HMC transport function and King County Medical Examiner. The ITA Court/HMC elevator can act as redundancy for the King County Medical Examiner's elevator. The King County Medical Examiner elevator must be directly accessed from the King County Medical Examiner's loading area. The ITA Court/HMC transport elevator must be accessed by the patient unloading area for the ITA Court and by HMC's loading dock.

Additionally, the garage will have different hours of operation from the occupied tenant floors. Therefore, there should be some mechanism in which the building can be secured and allow operation of the garage. In the existing design, this was accomplished with elevators that serviced only the garage and a foyer that could be secured from the building lobby.

Q10: The building should be designed to IBC in lieu of UBC as noted?

R10: The Project must be built to Seattle's current building codes at the time of permit submittal for the project. The existing design is based on the following codes: 2003 International Building Code with Washington State Amendments, 2003 Seattle Building Code, 2001 NFPA Life Safety Code, NFPA – 99 Standard for Healthcare Facilities Hospital License Regulations, Chapter 246-320 Washington Administrative Code, AIA Guidelines incorporated by reference into JCAHO standards, Seattle Land Use and Zoning Code, Washington State Non-residential Energy Code with Seattle Amendments, and the MIMP.

Q11: What hospital operations should we be concerned with disrupting? What about the street access? Since flaggers are a part of the general conditions, can you define how that is being handled at present?

R11: In no way can the construction interfere with the ambulance ramp to the emergency department located at the south west corner of Ninth and Jefferson. Additionally, it is imperative that Medic One be able to reach their garage located on 9th Avenue. The Metro bus stop for the 3 & 4 heading downtown is located directly adjacent to the site on Jefferson Street. Any temporary relocation or closure would need to be coordinated with METRO and HMC. Any sidewalk closures would need to be approved by SDOT. Currently, flaggers and/or SPD are provided in areas with high pedestrian traffic where there is also high truck traffic.

Q12: What is the pin pad? Does it work in conjunction with the proximity reader or does it override it?

R12: Pin pads are part of the security system which allow users without a badge, like transport personnel for the ITA court, to access and activate the elevators with a PIN number. The PIN number would be provided to the transport companies and HMC security would have the ability through the security system to change the PIN number.

Q13: Please confirm capacity requirement of 100% ducted exhaust at patient care areas.

R13: Please provide 100% ducted exhaust capacity at patient care areas. Proposers may identify alternates and corresponding cost savings.

Q14: Please define capacity of preaction sprinkler and areas to be included with this system.

R14: Preacton sprinklers should be provided in the server room, MRI control room and MRI radiology room.

Q15: Please confirm that the Project Description, (Section C.1.) describes preferences and not absolute requirements. This question also relates to the addendum, where the parking garage is described.

R15: The criteria are HMC's preferences. The proposer should include this quality and quantity of items in the cost performance. Proposers may identify alternates and corresponding cost savings.

Q16: The architectural NJB Phase II Schematic Drawings show inpatient hospital functions but are not included in the RFP. Are inpatient functions included in the expected programs for the project?

R16: The project will not include any inpatient bed functions. The RFP and addendum include all expected programs.